

PETITION FOR ZONING VARIANCE
TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: **90-343-A**

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 302.1.1. TO ALLOW A 2-APARTMENT DWELLING WITH A lot width of 50 feet, a side yard setback of 8.7 feet, and a sum of side yard setbacks of 23.7 feet in lieu of the required 80 feet, 15 feet, and 35 feet, respectively.

That the owner purchased the building with two existing apartments, which income formed the basis of his purchase, believing that a nonconforming use existed by Affidavit by the Zoning Commission and that the building would not be financially feasible to rent as a single family dwelling.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: _____
(Type or Print Name)

Signature: _____
Date: 3/15/90

Legal Owner(s): **Ronald P. Melvin**
(Type or Print Name)

Signature: Ronald P. Melvin
Date: 3/15/90

Vera J. Melvin
(Type or Print Name)

Signature: Vera J. Melvin
Date: 3/15/90

Address: _____
City and State: _____

Attorney for Petitioner: **John V. Murphy**
(Type or Print Name)

Address: **3018 Chestnut Hill Drive, 461-2626**
Phone No. _____

Signature: John V. Murphy
City and State: **Ellicott City, Maryland 21043**

14 North Rolling Road
Address: _____
City and State: _____

Catonsville, Maryland 21228
City and State: _____

Attorney's Telephone No.: **744-4967**
Address: _____ Phone No. _____

ORDERED BY The Zoning Commissioner of Baltimore County, this 17 day of March, 1990, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 7 day of March, 1990, at 2 o'clock P.M.

J. Robert Haines
Zoning Commissioner of Baltimore County

PETITION FOR ZONING VARIANCE
TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: **90-343-A**

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(Type or Print Name)

Signature: _____
Date: 3/15/90

Legal Owner(s): **Ronald P. Melvin**
(Type or Print Name)

Signature: Ronald P. Melvin
Date: 3/15/90

Vera J. Melvin
(Type or Print Name)

Signature: Vera J. Melvin
Date: 3/15/90

Address: _____
City and State: _____

Attorney for Petitioner: **John V. Murphy**
(Type or Print Name)

Address: **3018 Chestnut Hill Drive, 461-2626**
Phone No. _____

Signature: John V. Murphy
City and State: **Ellicott City, Maryland 21043**

14 North Rolling Road
Address: _____
City and State: _____

Catonsville, Maryland 21228
City and State: _____

Attorney's Telephone No.: **744-4967**
Address: _____ Phone No. _____

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J. Robert Haines
Zoning Commissioner of Baltimore County

ZONING DESCRIPTION 90-343-A

Beginning at a point on the north east side of Melvin Avenue which is 50 feet (Right of Way) wide at the distance of 379'6" from the corner of the nearest improved intersecting street, Edmondson Avenue, which is 50 +/- feet (Right of Way) wide. Being that lot of ground described in a deed recorded among the Land Records of Baltimore County at Liber 6100, Folio 632 and having the following measurements and directions:

Beginning for the same on the northeast side of Melvin Avenue at a point distant 379 feet 6 inches southeasterly from the corner formed by the intersection of the northeast side of Melvin Avenue and the southeast side of Edmondson Avenue and running thence southeasterly binding on the northeast side of Melvin Avenue 50 feet, thence northwesterly parallel with Edmondson Avenue 200 feet, thence southwesterly parallel with Edmondson Avenue 200 feet to the northeast side of Melvin Avenue to the place of beginning. The improvements thereon being known as No. 108 Melvin Avenue.

containing 10,000 square feet and also known as 108 Melvin Avenue, Catonsville, Maryland 21228, located in the first Election District.

IN RE: PETITION FOR ZONING VARIANCE
E/S Melvin Avenue, 379.6' S of the c/l of Edmondson Avenue (108 Melvin Avenue)
1st Election District
1st Councilmanic District

BEFORE THE
DEPUTY ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 90-343-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioners herein request a variance to permit a lot width of 50 feet in lieu of the required 80 feet, a side yard setback of 8.7 feet in lieu of the required 15 feet, and a sum of the side yard setbacks of 23.7 feet in lieu of the required 35 feet, for an existing two-apartment dwelling in accordance with Petitioner's Exhibit 1.

The Petitioners, by Ronald P. Melvin, appeared, testified and were represented by John V. Murphy, Esquire. Also appearing on behalf of the Petition was Laura Jones, one of Petitioners' tenants. Appearing as Pro-sestants in the matter were Emil and Rita Lazar, William A. Field, Gering and Mary Senner, and Thomas B. Muhl.

Testimony indicated that the subject property, known as 108 Melvin Avenue, consists of .229 acres zoned D.R. 5.5 and is improved with a dwelling and detached garage. Mr. Melvin testified he makes his living by purchasing and renting property and that he, his wife and brother purchased the subject property in 1979 for investment purposes. He testified that at the time of purchase, the property was being used as a two-apartment dwelling and that he has continued to use the property as such without interruption. Testimony indicated that as a result of a complaint filed with the Zoning Office, the Petitioners were advised to file the instant petition. The interior layout of the subject building is as denoted

ed on Petitioner's Exhibit 3. Mr. Melvin testified that the basement and first floor of the dwelling are rented as one apartment, and the second floor rented as the second apartment. Access to the second floor apartment is gained through the exterior with no interior access from one apartment to the other. Mr. Melvin testified that the requested variances are needed as no additional adjoining property is available to obtain the required width necessary in order to meet the strict requirements for a two apartment dwelling under the Baltimore County Zoning Regulations (B.C.Z.R.). He further testified that to require conversion into a one-family dwelling would create an economic hardship on him due to the loss of income and the expense incurred in converting the house back into a one-family dwelling. Mr. Melvin testified that in his experience the income produced from a one-family dwelling would not be comparable to the use of the property as a two-apartment dwelling; however, he did indicate he does not believe the sale price of the property would be affected as to whether it was a single family or two apartment dwelling.

Laura Jones testified that she has rented the first floor of the subject property with two other unrelated women for the past two years. She testified that Petitioners have improved the property both inside and outside. She further testified that being required to move would create a hardship on her and her roommates.

The hearing in this matter was limited to the variances requested and not a Petition for Special Hearing to establish the nonconforming use of the subject property as a two-apartment dwelling. No testimony was presented at this hearing which would indicate the subject property enjoys a nonconforming use, although Petitioner indicated he was led to believe that such was the case at the time of his purchase of the property.

Initially, the Protestants indicated that while they have no problems with Mr. Melvin individually and/or the tenants, they are strongly opposed to the requested variances. The Protestants believe the granting of the variances will have an adverse effect upon the community, including, but not limited to, congestion in the streets. The Protestants argued the Petitioners' situation is not unique as there are many large, single family houses on surrounding streets. The Protestants testified they are striving hard to preserve the single family nature of the neighborhood, and while they had no problems with the present tenant, the Protestants argued the granting of the variances is inappropriate.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Soler, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

After due consideration of the testimony and evidence presented, it appears the relief requested in the variance petition should be denied. Clearly, the Petitioners' situation is not unique. The fact that greater income can be produced by using the property as a two-family dwelling

rather than the permitted single-family is insufficient basis for granting the variances. The issue as to whether or not the property enjoys a non-conforming use as two apartments was not presented and will not be addressed herein. The testimony presented by Petitioners was in support of a matter of economic preference rather than of the necessity for the variance. The Petitioners have failed to show that compliance would unreasonably prevent the use of the property or be unnecessarily burdensome. Therefore, the variances requested must be denied.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested should be denied.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 15th day of March, 1990 that the Petition for Zoning Variance to permit a lot width of 50 feet in lieu of the required 80 feet, a side yard setback of 8.7 feet in lieu of the required 15 feet, and a sum of the side yard setbacks of 23.7 feet in lieu of the required 35 feet, for an existing two-apartment dwelling, in accordance with Petitioner's Exhibit 1, be and is hereby DENIED; and,

IT IS FURTHER ORDERED that Petitioners shall have One Hundred Twenty (120) days from the date of this Order to reconvert the subject property to a single family dwelling and to permit the tenants adequate time in which to find alternative living arrangements.

ANN M. NASTAROWICZ
Deputy Zoning Commissioner
for Baltimore County

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 837-3333

March 15, 1990

John V. Murphy, Esquire
14 North Rolling Road
Catonsville, Maryland 21228

RE: PETITION FOR ZONING VARIANCE
E/S Melvin Avenue, 379.6' S of the c/l of Edmondson Avenue (108 Melvin Avenue)
1st Election District - 1st Councilmanic District
Ronald P. Melvin, et ux - Petitioners
Case No. 90-343-A

Dear Mr. Murphy:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Zoning Variance has been denied in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact Ms. Charlotte Radcliffe at 887-3391.

Very truly yours,

ANN M. NASTAROWICZ
Deputy Zoning Commissioner
for Baltimore County

AMN:bjs

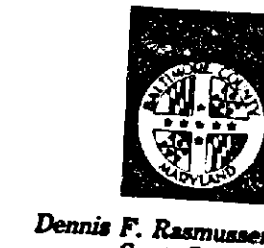
cc: Mr. William A. Field
President, Melvin Avenue Community Association
120 Melvin Avenue, Catonsville, Md. 21228

Mr. & Mrs. Emil Lazar
116 Melvin Avenue, Catonsville, Md. 21228

Mr. & Mrs. Gering J. Senner
312 Cadorn Avenue, Catonsville, Md. 21228

Mr. Thomas B. Muhl
103 Melvin Avenue, Catonsville, Md. 21228

People's Counsel
File



Dennis F. Eassey
County Executive

ORDER RECEIVED FOR FILING
Date 3/15/90
By [Signature]

ORDER RECEIVED FOR FILING
Date 3/15/90
By [Signature]

NOTICE OF HEARING
The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the proposed rezoning of the property identified herein as follows:
Case Number: 90-343-A
108 Melvin Avenue
1st Election District
Petitioner(s): Ronald P. Melvin, et ux
Hearing Date: Friday, March 9, 1990 at 2:00 p.m.
Variance: To allow a 2 apartment dwelling with a lot width of 50 ft., a side yard setback of 8.7 ft., and a rear yard setback of 23.7 ft. in lieu of the required 80 ft., 15 ft., and 35 ft., respectively.
In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commission will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be in writing and received in this office by the date of the hearing set above or presented at the hearing.
NOTE:
If "PHASE II" of the "SNOW EMERGENCY PLAN" is in effect in Baltimore County on the above hearing date, the hearing will be postponed. In the event of snow, telephone 887-3381 to confirm hearing date.
J. ROBERT HAINES
Zoning Commissioner of Baltimore County
CU 2118 February 9

CERTIFICATE OF PUBLICATION
TOWSON, MD., February 8, 1990
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on Feb 8, 1990

THE JEFFERSONIAN,
S. Zube Orlean
Publisher

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3353
J. Robert Haines
Zoning Commissioner
DATE _____
Mr. & Mrs. Ronald P. Melvin
3010 Chestnut Hill Drive
Ellicott City, Maryland 21043
Res: Petition for Zoning Variance
CASE NUMBER: 90-343-A
E/S Melvin Avenue, 79.6' S of c/l of Edmondson Avenue
108 Melvin Avenue
1st Election District - 1st Councilmanic
Petitioner(s): Ronald P. Melvin, et ux
HEARING: FRIDAY, MARCH 9, 1990 at 2:00 p.m.
Dear Petitioners:
Please be advised that \$_____ is due for advertising and posting of the above captioned property.
THIS FEE MUST BE PAID AND THE ZONING SIGN & POST SET(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT ISSUE.

Baltimore County
Zoning Commissioner
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
Account: R-301-6150
Number: 1664
Date: 3/08/90
PUBLIC HEARING FEES CITY PRICE
080 - POSTING SIGNS / ADVERTISING 1 X \$107.95
LAST NAME OF OWNER: MELVIN TOTAL: \$107.95
B 141*****1075518 312FF
Please make checks payable to: Baltimore County
Cashier Validation: _____

12-26-7 JJS
182
LAW OFFICES OF
JOHN V. MURPHY, ESQUIRE
JOHN V. MURPHY
JANET BUSH HANDY
December 21, 1989
Baltimore County
Zoning Commission
County Office Building
11 West Chesapeake Avenue
Towson, Maryland 21204
Attn: John Sullivan
RE: 108 Melvin Avenue
Dear Mr. Sullivan:
Please find attached the reworded and executed Petition For Zoning Variance in the above referenced matter. Thank you for your cooperation in this matter.
Very truly yours,
John V. Murphy
John V. Murphy
JVM/cvc
Enclosure
cc: Ron Melvin

Not a 50' Hearing as we cannot prove continuous use and no 1/4. Lot.
RECEIVED
10 03 1990
ZONING OFFICE

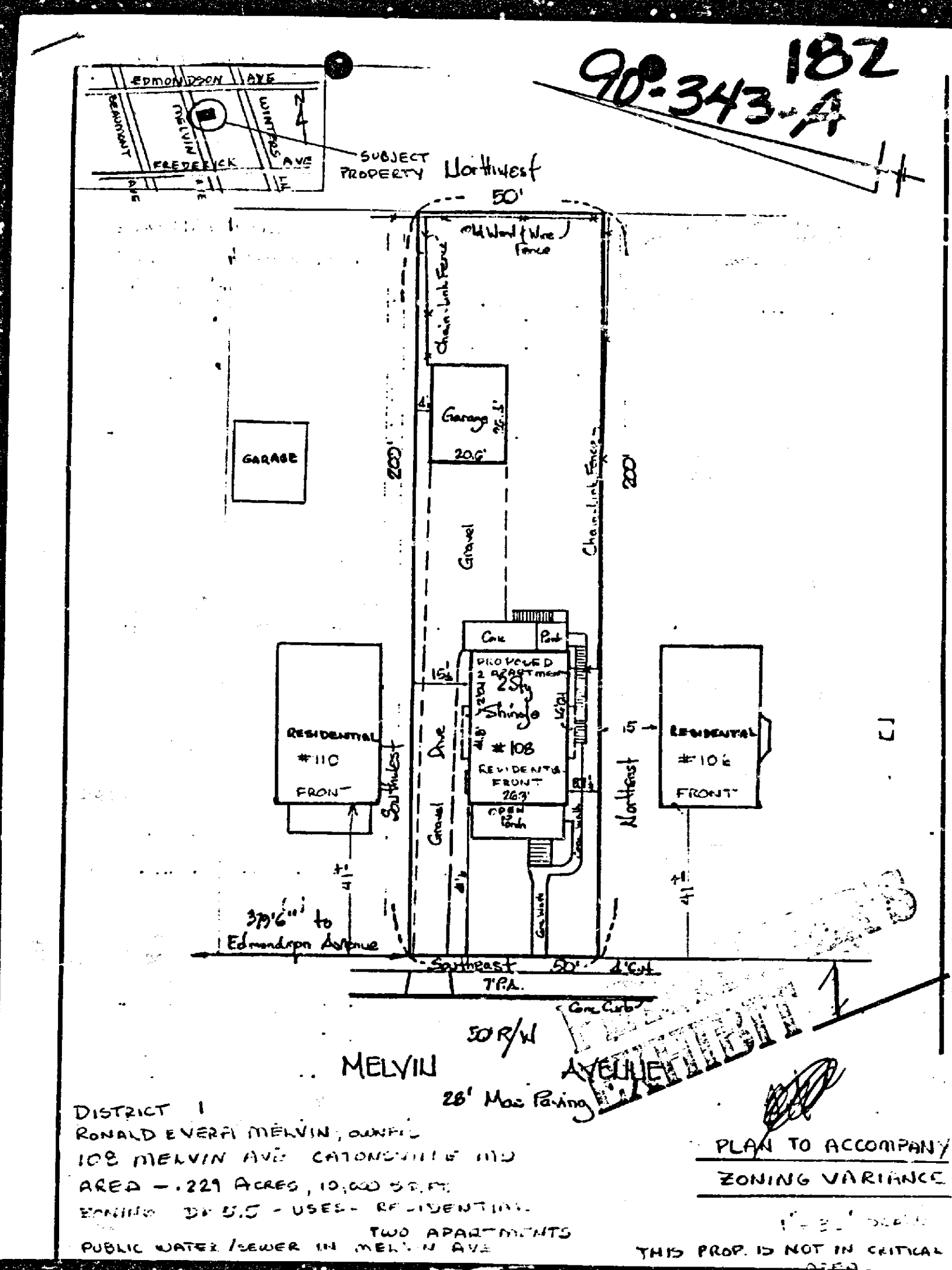
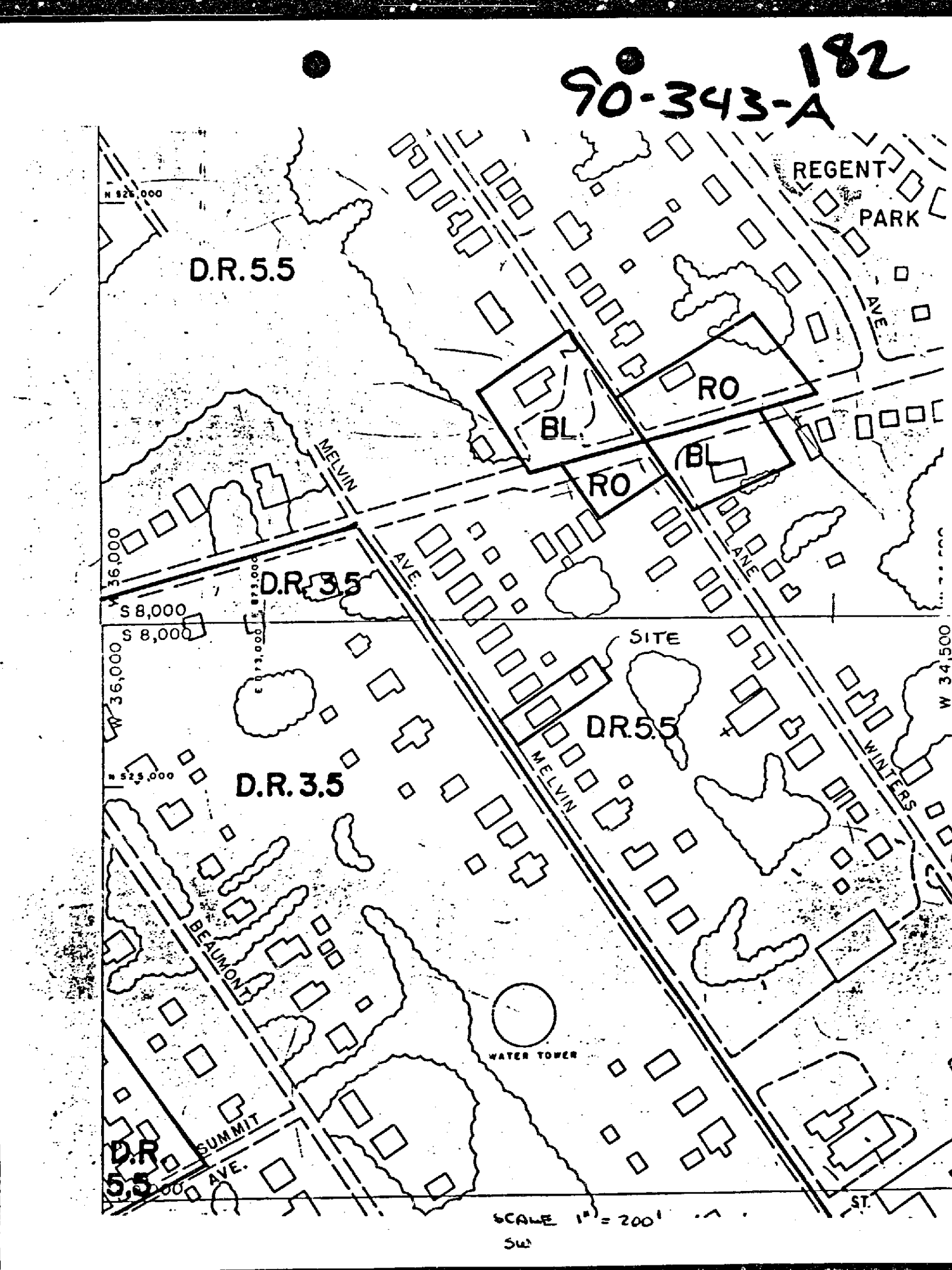
PROTESTANT(S) SIGN-IN SHEET
NAME ADDRESS
BILHAZOR 116 MELVIN AVE.
WILLIAM A. FIELD 120 MELVIN AVE
RITA CAROL LAZOR 116 MELVIN AVE
MARY A. SCHNER 312 CHESAPEAKE AVE
GERING, J. SCHNER CHESAPEAKE 103 MELVIN
THOMAS B. MOHL 103 Melvin Ave

NOTICE OF HEARING
The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the proposed rezoning of the property identified herein as follows:
Case Number: 90-343-A
E/S Melvin Avenue, 79.6' S of c/l of Edmondson Avenue
108 Melvin Avenue
1st Election District
Petitioner(s): Ronald P. Melvin, et ux
Hearing Date: Friday, March 9, 1990 at 2:00 p.m.
Variance: To allow a 2 apartment dwelling with a lot width of 50 ft., a side yard setback of 8.7 ft., and a rear yard setback of 23.7 ft. in lieu of the required 80 ft., 15 ft., and 35 ft., respectively.
In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commission will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be in writing and received in this office by the date of the hearing set above or presented at the hearing.
NOTE:
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J. ROBERT HAINES
Zoning Commissioner of Baltimore County
CU 2118 February 9

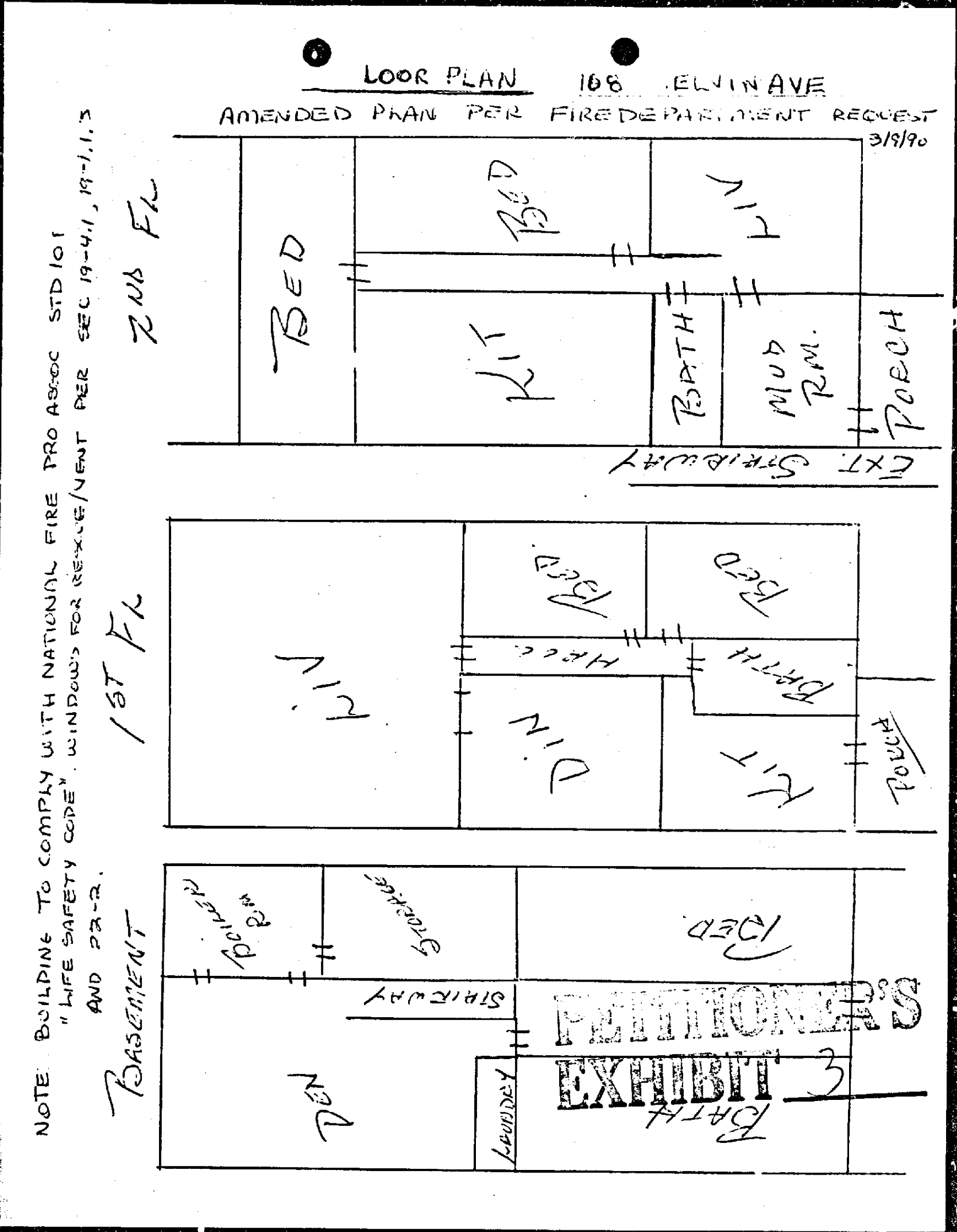
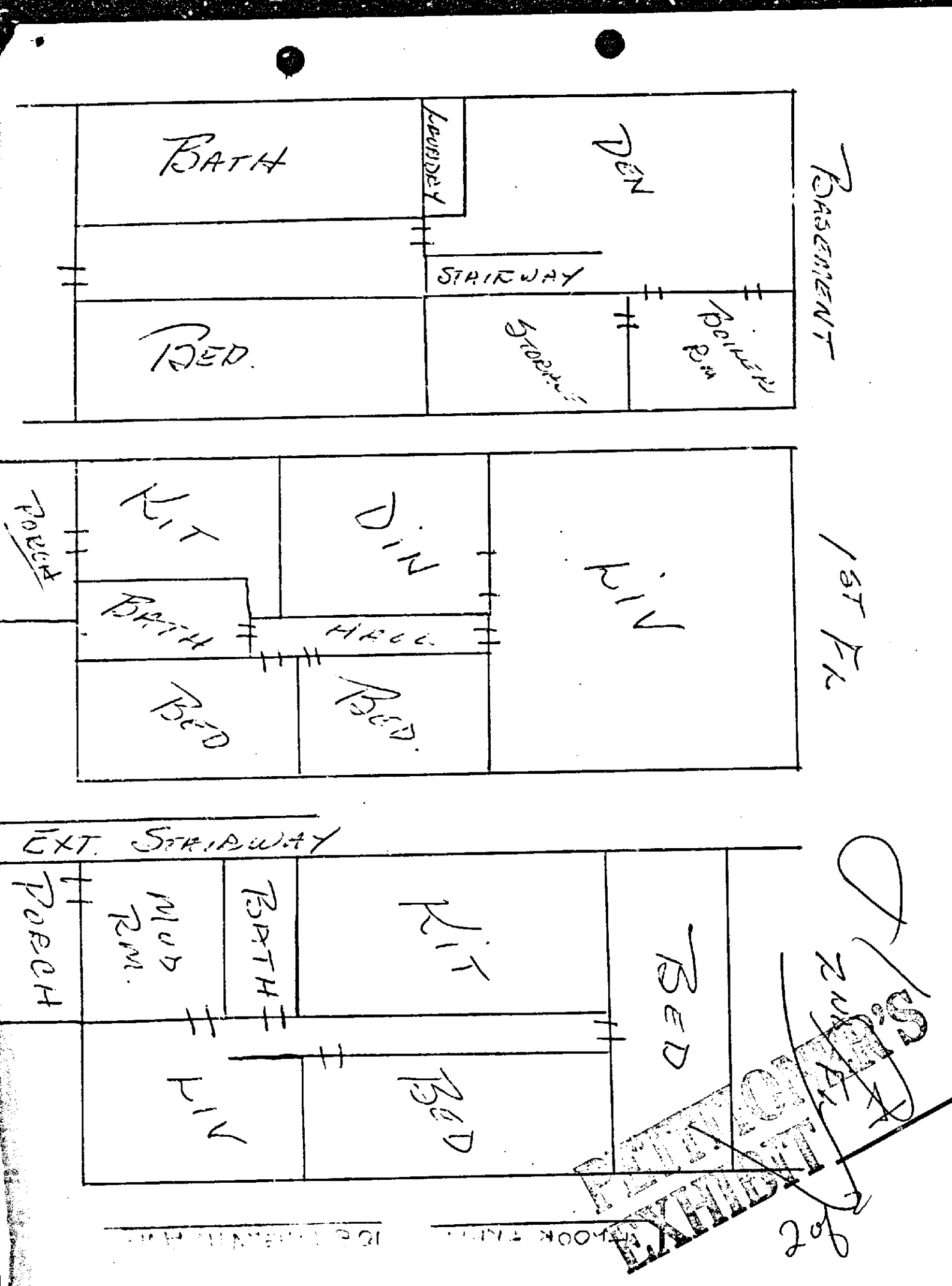
CERTIFICATE OF PUBLICATION
February 8, 1990
THIS IS TO CERTIFY, that the annexed advertisement was published in the CATONSVILLE TIMES, a weekly newspaper published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on February 7, 1990

CATONSVILLE TIMES
S. Zube Orlean
Publisher

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3353
J. Robert Haines
Zoning Commissioner
January 24, 1990
NOTICE OF HEARING
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 105 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland as follows:
Petition for Zoning Variance
CASE NUMBER: 90-343-A
E/S Melvin Avenue, 79.6' S of c/l of Edmondson Avenue
108 Melvin Avenue
1st Election District - 1st Councilmanic
Petitioner(s): Ronald P. Melvin, et ux
HEARING: FRIDAY, MARCH 9, 1990 at 2:00 p.m.
Variance: To allow a 2 apartment dwelling with a lot width of 50 ft., a side yard setback of 8.7 ft., and a rear yard setback of 23.7 ft. in lieu of the required 80 ft., 15 ft., and 35 ft., respectively.
In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be in writing and received in this office by the date of the hearing set above or presented at the hearing.
NOTE:
If "PHASE II" of the "SNOW EMERGENCY PLAN" is in effect in Baltimore County on the above hearing date, the hearing will be postponed. In the event of snow, telephone 887-3381 to confirm hearing date.
J. Robert Haines
J. ROBERT HAINES
ZONING COMMISSIONER
BALTIMORE COUNTY, MARYLAND
cc: Mr. & Mrs. Melvin
John V. Murphy, Esq.



CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland
District 1st Date of Posting 2-12-90
Posted for: Variance
Petitioner: Ronald P. Melvin, et ux
Location of property: E/S of Melvin Avenue, 212.6 S of
the E/S of Edmondson Avenue, 108 Melvin Avenue
Location of Sign: East front of 108 Melvin Avenue
Remarks: _____
Posted by: J. Zube Orlean Date of return: 2-16-90
Number of Signs: 1



120 Melvin Ave.
Catonsville, MD 21228
March 6, 1990

Mr. J. Robert Haines
Zoning Commissioner
111 W. Chesapeake Ave.
Towson, MD

RE: CASE # 90-343-A
HEARING DATE: FRIDAY, MARCH 9, 1990

Dear Mr. Haines,

A concerned member of the Melvin Avenue Community Association, we request that a variance NOT BE GRANTED to allow a two apartment dwelling on the property of 108 Melvin Avenue, Catonsville, MD. 21228. Our request is for the following reasons:

The safety of the community has been and will continue to be diminished because Melvin Avenue is too narrow a street. This has restricted parking to the west side. Any additional vehicles associated with added living units reduces the space available for safe parking. This continues to present problems, especially considering the recently increased volume of cross-Catonsville traffic.

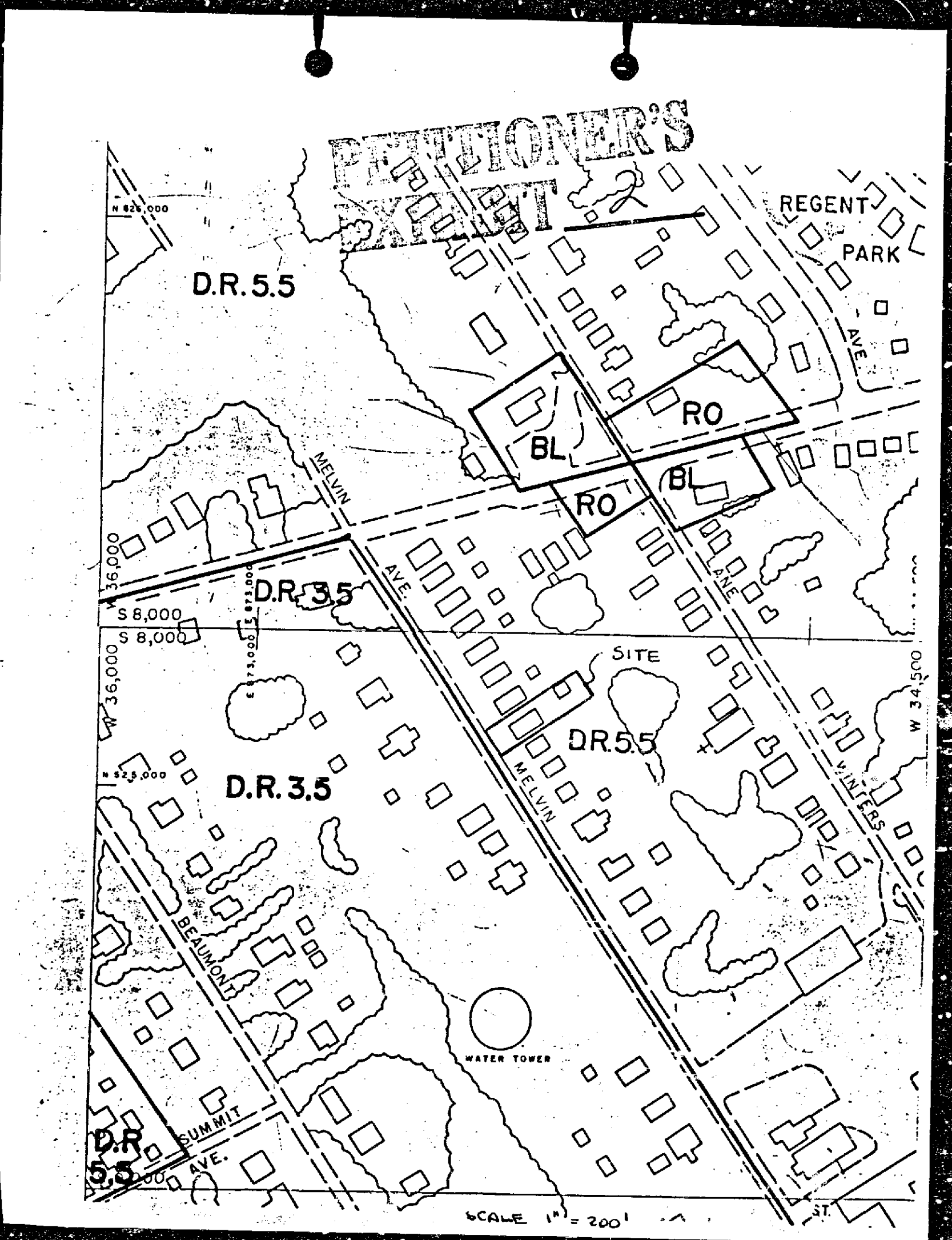
It is inconceivable that there could be any hardship given the appreciation of property value.

Melvin Avenue has always been one of single family houses, rather than apartments.

There is no question that the 108 Melvin Avenue residence was a single family home as late as 1963 as confirmed by the following homeowners: Lazar, 116 Melvin Ave.; Field, 120 Melvin Ave.; Adams, 109 Melvin Ave.; Burke, 112 Melvin Ave. and others.

Thank you for your consideration of our request.

Robert H. Haines 108 Melvin Ave.
William A. Field 116 Melvin Ave.
Thomas D. Haines 105 Melvin Ave.
Thomas A. Haines 105 Melvin Ave.
Robert B. Haines 107 Melvin Ave.
James Parker 42 Melvin Ave.
Mary's Smith 103 Melvin Ave.
Edgar J. Conley 109 Melvin Ave.
Edgar J. Conley 109 Melvin Ave.
Mary O'Connell 11 Melvin Ave.



Baltimore County
Zoning Commission
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

Account: R001-6150
Number: H-0000182
No: 538

Date: 11/30/89

PUBLIC HEARING FEES: \$35.00
GLO - ZONING VARIANCE (IRL): \$35.00
TOTAL: \$70.00

LAST NAME OF OWNER: HORTON

8 131*****359018 2018F
Please make checks payable to: Baltimore County
Cashier Validation

120 Melvin Ave.
Catonsville, MD 21228
March 6, 1990

Mr. J. Robert Haines
Zoning Commissioner
111 W. Chesapeake Ave.
Towson, MD

RE: CASE # 90-343-A
HEARING DATE: FRIDAY, MARCH 9, 1990

Dear Mr. Haines,

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It is inconceivable that there could be any hardship, given the appreciation of property value.

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Thank you for your consideration of our request.

Emil and Carol Haines 116 Melvin Ave.
Ed and Bonnie Toney 114 Melvin Ave.
Joseph and Betty Hainsworth 102 Melvin Ave.
John and Thomas Benhardt 115 Melvin Ave.
James and Mary Haines 116 Melvin Ave.
Katherine W. Haines 117 Melvin Ave.
Mary O'Connell 11 Melvin Ave.

Sincerely,
William A. Field
President
Melvin Avenue
Community Association
116 Melvin Ave.
Robert B. Haines 107 Melvin Ave.
Edgar J. Conley 109 Melvin Ave.
Edgar J. Conley 109 Melvin Ave.
Mary O'Connell 11 Melvin Ave.

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME	ADDRESS
LAURA JONES	108 Melvin Ave. 21228
Petitioner Robert Haines	
ALL	

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3353

J. Robert Haines
Zoning Commissioner

February 20, 1990

John V. Murphy, Esquire
14 North Rolling Road
Catonsville, MD 21228

RE: Item No. 11, Case No. 90-343-A
Petitioner: Ronald P. Melvin, et ux
Petition for Zoning Variance

Dear Mr. Murphy:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

IT WOULD BE APPRECIATED IF YOU WOULD RETURN YOUR WRITTEN COMMENTS TO MY OFFICE, ATTENTION JULIE MINIARSKI. IF YOU HAVE ANY QUESTIONS REGARDING THIS, PLEASE CONTACT HER AT 887-3391.

Very truly yours,

JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JSD:jw

Enclosures

cc: Mr. & Mrs. Ronald P. Melvin
3010 Chestnut Hill Drive
Ellicott City, MD 21043

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3353

J. Robert Haines
Zoning Commissioner

Your petition has been received and accepted for filing this
17th day of January, 1989.

J. Robert Haines
J. ROBERT HAINES
ZONING COMMISSIONER

Received by:

JAMES E. DYER
Chairman,
Zoning Plans Advisory Committee

Petitioner: Ronald P. Melvin, et ux
Petitioner's Attorney:

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: J. Robert Haines
Zoning Commissioner
FROM: Pat Keller, Deputy Director
Office of Planning and Zoning
SUBJECT: Ronald P. Melvin, Item 182

DATE: January 18, 1990

The Petitioner requests a Variance to permit a two apartment dwelling with a lot width of 50 ft., a side yard setback of 8.7 ft. and a sum side yard setback of 23.7 ft. in lieu of the required 80 ft., 15 ft., and 35 ft. respectively.

In reference to the Petitioner's request, staff offers no comment.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3211.

PK/JL/cmm

JAN 18 1990

Baltimore County
Fire Department
700 East Joppa Road, Suite 901
Towson, Maryland 21204-5500
(301) 887-4500

Paul H. Rehcke
Chief

JANUARY 29, 1990

J. Robert Haines
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, MD 21204

RE: Property Owner: RONALD P. MELVIN
Location: #018 MELVIN AVENUE
Item No.: 182 Zoning Agenda: JANUARY 16, 1990

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1988 edition prior to occupancy.

WINDOWS FOR RESCUE AND VENTILATION SHALL BE IN ACCORDANCE WITH SEC. 19-4.1 AND SEC. 19-1.1.3 AND SEC. 22-2.

REVIEWER: [Signature] Noted and Approved
Planning Group Fire Prevention Bureau
Special Inspection Division

JK/KEK

JAN 29 1990

BALTIMORE COUNTY, MARYLAND
INTER OFFICE CORRESPONDENCE

TO: Zoning Advisory Committee DATE: January 19, 1990
FROM: Robert W. Bowling, P.E.
RE: Zoning Advisory Committee Meeting
for January 18, 1990

The Developers Engineering Division has reviewed the subject zoning items and we have no comments for Items 407-revised, 492, 494, 496, 497, 499, 500, 501, 502 and 503.

For Items 214 and 222 the County Review Group Comments for each item still apply.

For Item 217 the County Review Group Comments still apply. There are many discrepancies on the boundary of the storm water management reservation compared to the record plats, and an 8-foot vertical difference in grades between Sections 1 and 2 adjacent to lot 74.

ROBERT W. BOWLING, P.E., Chief
Developers Engineering Division

RWB:s

BALTIMORE COUNTY, MARYLAND
INTER OFFICE CORRESPONDENCE

TO: Zoning Advisory Committee DATE: July 3, 1991
FROM: Robert W. Bowling, P.E.
RE: Zoning Advisory Committee Meeting
for July 2, 1991

The Developers Engineering Division has reviewed the subject zoning items and we have no comments for Items 407-revised, 492, 494, 496, 497, 499, 500, 501, 502 and 503.

For Items 429-revised, a County Review Group Meeting is required.

For Item 272 (Case No. 90-434-SPHA), the previous County Review Group Meeting Comments are still applicable.

For Item 493, a 5-foot widening strip is requested for the ultimate 50-foot right-of-way width of Railroad Avenue.

For Item 495, no permanent structures are allowed within the limits of Baltimore County drainage and utility easements.

For Item 498, a County Review Group Meeting is required. In addition, the following highway comments are provided:

Red Lion Road is an existing road, which shall ultimately be improved as a 40-foot street cross-section on a 60-foot right-of-way.

The Developer's responsibilities along the existing frontage of this site shall be as follows:

- The submission of detailed construction drawings to extend a minimum distance of 200 feet beyond the limits of the site, or as may be required to establish line and grade.

BALTIMORE COUNTY, MARYLAND
INTER OFFICE CORRESPONDENCE

TO: Zoning Advisory Committee DATE: July 3, 1991
FROM: Robert W. Bowling, P.E.
RE: Zoning Advisory Committee Meeting
for July 2, 1991

The Developers Engineering Division has reviewed the subject zoning items and we have no comments for Items 407-revised, 492, 494, 496, 497, 499, 500, 501, 502 and 503.

For Items 429-revised, a County Review Group Meeting is required.

For Item 272 (Case No. 90-434-SPHA), the previous County Review Group Meeting Comments are still applicable.

For Item 493, a 5-foot widening strip is requested for the ultimate 50-foot right-of-way width of Railroad Avenue.

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For Item 498, a County Review Group Meeting is required. In addition, the following highway comments are provided:

Red Lion Road is an existing road, which shall ultimately be improved as a 40-foot street cross-section on a 60-foot right-of-way.

The Developer's responsibilities along the existing frontage of this site shall be as follows:

- The submission of detailed construction drawings to extend a minimum distance of 200 feet beyond the limits of the site, or as may be required to establish line and grade.

Zoning Advisory Committee Meeting July 2, 1991
Page 2

- The submission of full cross-section as deemed necessary for design and/or construction purposes. The sections are to be taken at 25-foot intervals and are to be shown on standard cross-section paper at 1"-5" horizontal to 1"-5" vertical scale.
- The preparation of the right-of-way plat for, and the dedication of any widening and slope easements at no cost to the County.
- The preparation of the right-of-way plats for any offsite road rights-of-way required to make the necessary improvements. Baltimore County will attempt to acquire the right-of-way at the Developer's expense.
- The grading of the widening and the existing road to the established grade. Where adjacent properties are adversely affected by the improvements, the Developer shall be financially responsible for the necessary repairs to these properties.
- The relocation of any utilities or poles as required by the road improvements.
- The construction of combination curb and gutter in its ultimate location and a maximum of 28.5 feet of paving adjacent thereto along the frontage of the property. The paving thickness shall conform with Baltimore County Standards.

ROBERT W. BOWLING, P.E., Chief
Developers Engineering Division

RWB:s